

CORPORATE FORM
WARRANTY DEED

12/10/07 9:46:20
BK 574 PG 347
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INDENTURE, made and entered into this **6th** day of **December, 2007**, by and between **J Sweeney Homes, LLC**, a Tennessee Limited Liability Company, party of the first part, and **James E Brooks and Sharon T. Brooks, Husband and Wife, Tenants by the Entirety with Full Right of Survivorship**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Olive Branch**, County of **DeSoto**, State of **Mississippi**.

Lot 304, Phase 7, Forest Hill Community, situated in Section 8, Township 2 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 96, Page 13, in the office of the Chancery Clerk of DeSoto, County, Mississippi.

Being the same property conveyed to Grantor(s) herein as shown in Warranty Deed of record in Book 554, Page 321 in said Chancery Clerk's Office.

Parcel #: 2053-0803.000304.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Do. Just 2:41:20

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

J Sweeney Homes, LLC

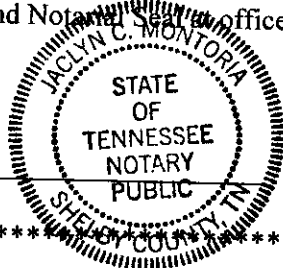
Charles G Wardlow, II, Assistant Secretary

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles G Wardlow, II** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **Assistant Secretary** (or other officer authorized to execute the instrument) of **J Sweeney Homes, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such **Assistant Secretary**, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as **Assistant Secretary**.

WITNESS my hand and Notary Seal at office this 6th day of December, 2007.

My commission expires: _____



Notary Public

My Comm. Exp. 12-22-09

Property address: **13263 Old Locke Road
Olive Branch, Mississippi 38654**

BK 574 PG 349

Grantor's address **1000 Brookfield, Suite 200
Memphis, Tennessee 38119**

Grantee's address **13263 Old Locke Road
Olive Branch, Mississippi
38654**

Phone No.: **901-474-1212**

Phone No.: **901-795-3176**

Phone No.: **No other # available**

Phone No.: **No other # available**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
**Flagstar Bank, FSB
5151 Corporate Drive
Troy, MI 48098**

This instrument prepared by:
Southern Trust Title Company

**6465 Quail Hollow, Suite #401
Memphis, TN 38120
(901) 751-7955**

File No.: **1765585**

Return to: **Southern Trust Title Company
6465 Quail Hollow, Suite #401
Memphis, TN 38120**

(FOR RECORDING DATA ONLY)